

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 14, 2005

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Douglas Selby, City Manager

Commissioners

Todd Nigro, Chairman
Richard Truesdell, Vice-Chairman
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **March 10, 2005** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-6089 - TENTATIVE MAP - CANYON LAKE (A CONDOMINIUM SUBDIVISION) - APPLICANT: AZTEC ENGINEERING - OWNER: EDWARD B. FRANKEL FAMILY TRUST**
- Request for a Tentative Map FOR A 504 UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 24.76 acres at 2200 South Fort Apache Road (APN 163-05-315-045 and 163-05-410-001), R-PD18 (Residential Planned Development - 18 units per acre), Ward 1 (Tarkanian).
2. **TMP-6134 - TENTATIVE MAP - FREEMONT STREET LOFT HOMES - APPLICANT: LARRY S. DAVID & ASSOCIATES - OWNER: URBAN LAND ACQUISITION INC.**
- Request for a Tentative Map for a 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Freemont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).
3. **TMP-6213 - TENTATIVE MAP - STONEWATER - APPLICANT: STAR LIVING TRUST ET AL - OWNER: MATRIX DEVELOPMENT CORPORATION**
- Request FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.69 acres adjacent to the northwest and northeast corner of Mustang Road and Ann Road (APN 125-26-801-012 and 125-26-802-014), RPD-3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).
4. **TMP-6214 - TENTATIVE MAP - ANN RAINBOW - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: REGAL VILLAGE LLC**
- Request for a Tentative Map FOR A 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 6.86 ACRES at the northwest corner of Ann Road and Rainbow Boulevard (APN 125-27-803-008), RPD-8 (Residential Planned Development - 8 Units Per Acre) Zone, Ward 6 (Mack).
5. **TMP-6215 - TENTATIVE MAP - TOSCANA - APPLICANT: RCD HOLDING INC - OWNER: CREATIVE DREAM CATCHERS LLC**
- Request for a Tentative Map FOR A 90 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.72 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN 125-27-802-002 through 005, 008, 009, 012 and 014), U(Undeveloped) Zone [O (Office) General Plan Designation] and R-E (Residence Estates) Under Resolution of Intent to O (Office) Under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone, Ward 6 (Mack).

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6. **ANX-6173 - ANNEXATION - APPLICANT/OWNER: THE PHYLLIS M. FRIAS MANAGEMENT TRUST U/A DATED JANUARY 28,1998** - Petition to Annex property located adjacent to the east side of Kevin Street, approximately 340 feet north of Centennial Hills Parkway (APN 125-20-402-015), containing approximately 1.31 acres, Ward 6 (Mack).
7. **ANX-6175 - ANNEXATION - APPLICANT/OWNER: ENGLAND, LLC** - Petition to Annex property adjacent to the south side of Rome Boulevard, approximately 340 feet east of Shaumber Road. (APN 126-24-401-006), containing 5 acres, Ward 6 (Mack).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

8. **VAC-6163 - VACATION - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC** - Petition to Vacate a portion of Florine Avenue and Park Street and U.S. Government Patent Easements generally located on north side of Alexander Road and east of Grand Canyon Drive, Ward 4 (Brown).
9. **VAC-6184 - VACATION - PUBLIC HEARING - APPLICANT: GRIGOR GEVORKIAN - OWNER: CHARLESTON PARK MANAGEMENT LLC** - Petition to Vacate a portion of a 20-foot easement at 2909 West Charleston Boulevard, Ward 1 (Tarkanian).
10. **VAC-6196 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA INC.** - Petition to Vacate U.S. Government Patent Easements generally located along the west side of Shaumber Road, between Farm Road and Severence Lane, Ward 6 (Mack).

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11. **VAC-6202 - VACATION - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF HOMES - OWNER: PARDEE HOMES OF NEVADA AND CLIFFS EDGE LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Egan Crest Way, south of Elkhorn Road, Ward 6 (Mack).
12. **VAC-6203 - VACATION - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF HOMES - OWNER: PARDEE HOMES OF NEVADA AND CLIFFS EDGE LLC** - Petition to Vacate portions of Grinnell Avenue, Alpine Ridge Way, Deer Springs way, Michelli Crest Way and Bath Drive; and U.S. Government Patent Easements generally located west of Egan Crest Way, north of Bath Drive, Ward 6 (Mack).
13. **RQR-6152 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: O'ROURKE FAMILY, LP** - Required Two Year Review of an approved two year review (RQR-1708) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET, WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW THE SIGN TO BE 730 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1716 South Highland Avenue (APN 162-04-301-002), M (Industrial) Zone, Ward 1 (Tarkanian).
14. **RQR-6148 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: VIACOM OUTDOOR - OWNER: JACQUES AND MICHELLE ARCHIARDI** - Required One Year Review of an approved one year review (RQR-1689) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the west side of Rancho Drive, approximately 250 feet south of Alexander Road (APN: 138-02-803-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

15. **ABEYANCE - ZON-6116 - REZONING - PUBLIC HEARING - APPLICANT: POWER REALTY - OWNER: LEE ARNOLD AND R W Y LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) on 9.91 acres adjacent to the northwest corner of Grand Teton Drive and Decatur Boulevard (APN 125-12-802-020), Ward 6 (Mack).

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16. **ABEYANCE - WVR-6229 - WAIVER RELATED TO ZON-6116 AND VAR-6118 - PUBLIC HEARING - APPLICANT: POWER REALTY - OWNER: LEE ARNOLD AND R W Y LIMITED PARTNERSHIP** - Request for a Waiver of Title 18.12.160 TO ALLOW 104 FEET BETWEEN INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.91 acres adjacent to the northwest corner of Grand Teton Drive and Decatur Boulevard (APN 125-12-802-020), R-E (Residence Estates) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 units per acre) Zone], Ward 6 (Mack).

17. **ABEYANCE - VAR-6118 - VARIANCE RELATED TO ZON-6116 AND WVR-6229 - PUBLIC HEARING - APPLICANT: POWER REALTY - OWNER: LEE ARNOLD AND R W Y LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW 21,270 SQUARE FEET OF OPEN SPACE WHERE 48,874 SQUARE FEET IS THE MINIMUM REQUIRED on 9.91 acres adjacent to the northwest corner of Grand Teton Drive and Decatur Boulevard (APN 125-12-802-020), R-E (Residence Estates) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 units per acre)], Ward 6 (Mack).

18. **ABEYANCE - SDR-6117 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6116 AND VAR-6118 - PUBLIC HEARING - APPLICANT: POWER REALTY - OWNER: LEE ARNOLD AND R W Y LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 68 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.91 acres adjacent to the northwest corner of Grand Teton Drive and Decatur Boulevard (APN 125-12-802-020), R-E (Residence Estates) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 units per acre) Zone], Ward 6 (Mack).

19. **ABEYANCE - VAR-5878 - VARIANCE - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A INC.** - Request for a Variance FROM THE 750-FOOT SEPARATION REQUIREMENT AND THE 10-FOOT FREEWAY RIGHT-OF-WAY SETBACK REQUIREMENT FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).

20. **VAR-6355 - VARIANCE - PUBLIC HEARING - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A, INC.** - Request for a Variance TO ALLOW A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE ATTACHED TO THE BUILDING WHERE SUCH IS NOT ALLOWED, AT A HEIGHT OF 85 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED, on 2.55 acres at 110 City Parkway (APN 139-27-410-008), P-D (Planned Development) Zone, Ward 5 (Weekly).

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21. ABEYANCE - RENOTIFICATION - SUP-5877 - SPECIAL USE PERMIT RELATED TO VAR-5878 AND VAR-6355 - PUBLIC HEARING - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A INC. - Request for a Special Use Permit FOR A PROPOSED 71-FOOT HIGH, 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).
22. ABEYANCE - SDR-5876 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5878, VAR-6355 AND SUP-5877 - PUBLIC HEARING - APPLICANT: PARKWAY CENTER LLC - OWNER: CITY PARKWAY IV A INC. - Request for a Site Development Plan Review FOR A 15-STORY, 250,000 SQUARE FOOT OFFICE AND COMMERCIAL DEVELOPMENT AND WAIVERS FROM THE PARKWAY CENTER STREETScape REQUIREMENTS, BUILD-TO LINE, AND EXTERIOR MATERIALS REQUIREMENTS on 2.55 acres at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Weekly).
23. ABEYANCE - VAR-5949 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for a Variance TO ALLOW 824 PARKING SPACES WHERE 1,065 IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Land Use Designation], Ward 6 (Mack).
24. ABEYANCE - WVR-6153 - WAIVER RELATED TO VAR-5949 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for a Waiver of Title 18.12.100 TO ALLOW 24-FOOT PRIVATE STREET WIDTH AT INTERSECTIONS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).
25. ABEYANCE - SDR-5948 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-5949 AND WVR-6153 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for Revisions to an approved Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

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26. **ABEYANCE - VAR-6228 - VARIANCE RELATED TO ZON-6103 - PUBLIC HEARING - APPLICANT/OWNER: TOWNE VISTAS, LLC** - Request for a Variance TO ALLOW 38 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 180 FOOT SETBACK IN CONJUNCTURE WITH A PROPOSED 372 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT COMPOSED OF SIX FOUR STORY BUILDINGS on 15.00 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
27. **ABEYANCE - SDR-6105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6103 AND VAR-6228 - PUBLIC HEARING - APPLICANT/OWNER: TOWNE VISTAS, LLC** - Request for a Site Development Plan Review FOR A 372 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT COMPOSED OF SIX FOUR STORY BUILDINGS on 15.00 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
28. **ABEYANCE - SUP-5894 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH, INC.** - Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS adjacent to the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
29. **ABEYANCE - SDR-5893 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5894 - PUBLIC HEARING - APPLICANT: THE MONTECITO COMPANIES - OWNER: AZURE SOUTH INC.** - Request for a Site Development Plan Review FOR A PROPOSED 3,500 SQUARE FOOT CONVENIENCE STORE WITH FUEL PUMPS AND WAIVERS OF THE 70% GLAZING AND THE 330 FOOT SEPARATION REQUIREMENTS on 1.43 acres adjacent to the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
30. **ABEYANCE - SUP-5984 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT BRUCE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).

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31. **ABEYANCE - SDR-5942 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-5984 - PUBLIC HEARING - APPLICANT/ OWNER: FREMONT BRUCE, LLC** - Request for a Site Development Plan Review FOR A FOUR-STORY, 152 RESIDENTIAL UNIT, 21,000 SQUARE-FOOT MIXED-USE DEVELOPMENT on 2.76 acres adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone, Ward 3 (Reese).
32. **ABEYANCE - RENOTIFICATION - SDR-6111 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: CHARLESTON-3RD, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 28 STORY MIXED USE DEVELOPMENT CONSISTING OF 159 RESIDENTIAL CONDOMINIUM UNITS AND 7,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN STREETScape, BUILD-TO-LINE AND BUILDING STEPBACK REQUIREMENTS on 0.44 acres at 1026 and 1036 South Third Street (APNs 139-34-410-091 and 092), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
33. **GPA-6191 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT LLC - OWNER: RONALD J. RICHARDSON** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.29 acres adjacent to the northwest corner of Lamb Boulevard and Harris Street (APN 140-30-701-009 AND 140-30-701-010), Ward 3 (Reese).
34. **ZON-6192 - REZONING RELATED TO GPA-6191 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT LLC - OWNER: RONALD J. RICHARDSON** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND R-MHP (RESIDENTIAL MOBLIE/MANUFACTURED HOME PARK) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.29 acres adjacent to the northwest corner of Lamb Boulevard and Harris Street (APN 140-30-701-009 and 140-30-701-010), Ward 3 (Reese).
35. **SDR-6193 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6191 AND ZON-6192 - PUBLIC HEARING - APPLICANT: B & B ASSET MANAGEMENT LLC - OWNER: RONALD J. RICHARDSON** - Request for a Site Development Plan Review FOR A 60-UNIT CONDOMINIUM PROJECT on 3.29 acres adjacent to the northwest corner of Lamb Boulevard and Harris Street (APN 140-30-701-009 and 140-30-701-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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36. **GPA-6199 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PECCOLE NEVADA CORP. - OWNER: WILLIAM PECCOLE AND WANDA PECCOLE 1991 TRUST** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way (APN 138-31-210-004 and -009), Ward 2 (Wolfson).
37. **ZON-6222 - REZONING RELATED TO GPA-6199 - PUBLIC HEARING - APPLICANT: PECCOLE NEVADA CORP. - OWNER: WILLIAM PECCOLE AND WANDA PECCOLE 1991 TRUST** - Request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.90 acres adjacent to the northeast corner of Hualapai way and Alta Drive (APN 138-31-210-004 and -009), Ward 2 (Wolfson).
38. **GPA-6352 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ADVANCED ACCIDENT CHIROPRACTIC CARE - OWNER: I & K HOLDINGS, LLC** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) AND ML (MEDIUM LOW DENSITY RESIDENTIAL TO: O (OFFICE) on .32 acres at 2111 South Maryland Parkway and 1205 Exley Avenue(162-02-410-071 and 072), Ward 3 (Reese).
39. **ZON-6353 - REZONING RELATED TO GPA-6352 - PUBLIC HEARING - APPLICANT: ADVANCED ACCIDENT CHIROPRACTIC CARE - OWNER: I & K HOLDINGS, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on .32 acres at 2111 South Maryland Parkway and 1205 Exley Avenue (APN 162-02-410-071 and 072), Ward 3 (Reese).
40. **GPA-6221 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SCHLOSSER CONSTELLATION, INC. - OWNER: GGP MEADOWS MALL L.L.C.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 10.38 acres adjacent to the northwest corner of Valley View Boulevard and Meadows Lane (A portion of APN 139-31-111-006 and a portion of APN 139-31-510-019), Ward 1 (Tarkanian).
41. **ZON-6157 - REZONING - PUBLIC HEARING - APPLICANT/ OWNER: KENRIC, LLC** - Request for a Rezoning FROM: R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), Ward 5 (Weekly).

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42. **VAR-6349 - VARIANCE RELATED TO ZON-6157 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A 5,510 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS REQUIRED FOR PROPOSED R-5 ZONING on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
43. **VAR-6158 - VARIANCE RELATED TO ZON-6157 AND VAR-6349 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SEPARATION OF FIVE FEET AND 20 FEET WHERE 133.5 FEET IS THE MINIMUM SEPARATION REQUIRED FOR A PROPOSED RESIDENTIAL CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (MEDIUM -LOW DENSITY RESIDENTIAL) Zone, Ward 5 (Weekly).
44. **VAR-6407 - VARIANCE RELATED TO ZON-6157, VAR-6349 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Variance Request for a Variance TO ALLOW A TRASH ENCLOSURE TO BE 42 FEET FROM A PROTECTED RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 50 FEET FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
45. **SDR-6155 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6157 AND VAR-6158 - PUBLIC HEARING - APPLICANT/OWNER: KENRIC, LLC** - Request for a Site Development Plan Review FOR A THREE STORY, FOUR UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PERIMETER, BUFFER, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.13 acres at 1400 Carson Avenue (APN 139-35-313-001), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).
46. **SDR-6208 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ALAN GETTINGER** - Request for a Site Development Plan Review FOR A 1,500 SQUARE-FOOT OFFICE DEVELOPMENT on 0.22 acres adjacent to the southeast corner of Eastern Avenue and Houston Drive (APN 162-01-210-009 and 162-01-110-025), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

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47. **VAR-6137 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RANDY MC DONALD**
- Request for a Variance TO ALLOW A FIVE FOOT FRONT YARD WALL WHERE FOUR FEET IS THE MAXIMUM ALLOWED on 1.13 acres at 808 Shetland Road (APN 139-32-801-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
48. **VAR-6180 - VARIANCE - PUBLIC HEARING - APPLICANT: CREATIVE DESIGN ARCHITECTURE, INC. - OWNER: JAMES E. SAYCICH AND ROSANNE C. SAYCICH**
- Request for a Variance TO ALLOW A 2.75 FOOT SIDE YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED on 1.25 acres at 1301 Rosanna Street (APN 163-03-503-011), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
49. **SUP-6198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KENAVO, LLC**
- Request for a Special Use Permit FOR A LIVE/WORK UNIT WITHIN AN EXISTING BUILDING at 815 and 817 South Main Street (APN 139-34-410-001), C-M (Commercial/Industrial) Zone, Ward 1 (Tarkanian).
50. **SDR-6200 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6198 - PUBLIC HEARING - APPLICANT/OWNER: KENAVO, LLC**
- Request for a Site Development Plan Review FOR A LIVE/WORK DEVELOPMENT WITHIN AN EXISTING BUILDING CONSISTING OF ONE RESIDENTIAL UNIT AND 10,678 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS at 815 and 817 South Main Street (APN 139-34-410-001), C-M (Commercial/Industrial) Zone, Ward 1 (Tarkanian).
51. **SUP-6219 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JLM REALTY, INC. - OWNER: TLC GAMING, INC**
- Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at 3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
52. **SDR-6220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6219 - PUBLIC HEARING - APPLICANT: JLM REALTY, INC - OWNER: TLC GAMING, INC**
- Request for a Site Development Plan Review FOR A SEVEN-STORY MIXED USE DEVELOPMENT INCLUDING; 303 RESIDENTIAL UNITS AND 20,250 SQUARE FOOT OF OFFICE SPACE AND A WAIVER FROM THE REQUIRED MINIMUM 15 FOOT SETBACK TO THE REAR PROPERTY LINE on 7.80 acres at 3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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53. **SUP-6160 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: PPLAND LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION SPECIFIED AND A WAIVER OF THE 200 FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE at the northwest corner of Durango Drive and El Capitan Way (APN 125-17-601-011), T-C (Town Center) Zone, Ward 6 (Mack).
54. **SUP-6194 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TERRIBLE HERBST OIL CO.** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION, BEER AND WINE) on 1.62 acres adjacent to the north side of Charleston Boulevard, approximately 660 feet west of Pavilion Center Drive (APN 137-35-812-006), P-C (Planned Community) Zone, Ward 2 (Wolfson).
55. **SUP-6204 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MULVANNYG2 ARCHITECTURE - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION, PACKAGE LIQUOR) at 6555 North Decatur Boulevard (APN 125-24-802-001 through -004, 007, 010, and 011), C-1 (Limit Commercial) Zone, Ward 6 (Mack).
56. **SDR-6188 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SAUCY STRATEGIC PLANNING, LLC** - Request for a Site Development Plan Review FOR A 38-STORY MIXED-USE DEVELOPMENT CONSISTING OF 278 RESIDENTIAL UNITS AND 9,300 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEP BACK AND STREETScape REQUIREMENTS on 0.44 acres adjacent to the southeast corner of Charleston Boulevard and Casino Center Boulevard (APN 162-03-110-039 and 162-03-110-040), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
57. **SDR-6197 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, INC.** - Request for a Site Development Plan Review FOR A 104,000 SQUARE-FOOT BUILDING ADDITION AND WAIVERS OF THE PARKING LOT LANDSCAPE FINGERS on 6.06 acres at 620 Shadow Lane (APN 139-33-303-024), PD (Planned Development) Zone, Ward 5 (Weekly).

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58. **SDR-6201 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC REVIEW - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: PARDEE HOMES OF NEVADA AND CLIFFS EDGE, LLC** - Request for a Site Development Plan Review FOR A 211 LOT SINGLE-FAMILY SUBDIVISION DEVELOPMENT on 57.40 acres adjacent to the southwest corner of Egan Crest Way and Dorrell Lane (APN 126-24-610-001 and 002; 126-24-510-001; and 126-24-701-002 and 003), PD (Planned Development) Zone [L (Low Density Residential) Cliffs Edge Special Land Use Designation], Ward 6 (Mack).
59. **SDR-6211 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HY-RAY LLC - OWNER: BOX CANYON PROFESSIONAL PARK PHASE II, LLC** - Request for a Site Development Plan Review FOR A 27,600 SQUARE FOOT MEDICAL OFFICE DEVELOPMENT AND WAIVERS OF PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.45 acres located on the west side of Box Canyon Drive, approximately 700 feet east of Tenaya Way (APN 138-15-810-019), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
60. **SDR-6217 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORNERSTONE COMPANY** - Request for a Site Development Plan Review FOR A 40-STORY MIXED-USE DEVELOPMENT CONSISTING OF 89 RESIDENTIAL UNITS AND 3,257 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEP BACK AND STREETScape REQUIREMENTS on 1.35 acres at 1211 South Third Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
- DIRECTOR'S BUSINESS:**
61. **ABEYANCE - TXT-5773 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06 of the Las Vegas Zoning Code in order to adopt regulations and define the boundaries of the Rural Preservation Overlay District.
62. **TXT-6421 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.16.040 relating to standards for the Expansion of a Nonconforming Use in a Conforming Building.

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.